



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

August 6, 2012
1208-PUD-08
Exhibit 1

Petition Number: 1208-PUD-08

Subject Site Address: Southwest corner of State Road 32 and Gray Road

Petitioner: Richard Aton

Request: Change in zoning from the AG-SF1 District to the Rick and Linda Aton PUD District

Current Zoning: AG-SF1

Current Land Use: Vacant

Approximate Acreage: 0.9 acre

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Rick and Linda Aton PUD Ordinance, August 6, 2012
4. Conceptual Site Plan

Staff Reviewer: Kevin M. Todd, AICP

Petition History

This petition was introduced at the July 9, 2012 City Council meeting. The proposal will receive a public hearing at the August 6, 2012 Advisory Plan Commission (the "APC") meeting.

Procedural

- Changes in zoning are required to be considered at a public hearing. The public hearing for this petition will be held on August 6, 2012 at the APC meeting.
 - Notice of the August 6, 2012 public hearing was provided in accordance with the APC Rules of Procedure.
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Project Overview

Location

The subject property is approximately 0.9 acre in size and is located at the southwest corner of State Road 32 and Gray Road (the "Property"). The property is vacant and is adjacent to an existing office building to the west.

Project Description

Richard Aton (the "Petitioner") is proposing a PUD ordinance (the "Proposal") for the Property which would allow him the ability to relocate his insurance office to the Property. The Petitioner's current location is on State Road 32, near U.S 31 and will be impacted by the U.S. 31 road project. The Proposal defaults to the General Office (GO) and State Highway 32 Overlay standards and seeks to modify the lot size requirement, the road frontage requirement, the western setback requirement, and the minimum building square footage requirement, in order to make the Property developable. Adjacent property to the west is zoned GO and other nearby property along the State Road 32 corridor is zoned GO.

The Petitioner has submitted a conceptual site plan (see Exhibit 4), showing how the Property could be laid out. The conceptual layout could change, pending further engineering and detailed site design work.

Westfield Comprehensive Plan (2007, as amended)

According to the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"), the Property is within the "Employment Corridor". Office uses are listed as appropriate uses within the Employment Corridor classification.

Water & Sewer System

City water is nearby and can adequately service the Property. Sewer is nearly 1,000 feet from the Property, and the Property would likely be served by a septic system until sewer lines were closer to the Property.

Annexation

The Property is not currently within the corporate limits of the City of Westfield. The City is currently working with the Petitioner on annexation.



Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Staff Comments

1. No action is required at this time. Hold a public hearing at the August 6, 2012 APC meeting.
2. Prior to the APC recommendation, the petitioner will make any necessary revisions to the Proposal based on APC and public comments.
3. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at (317) 379.6467 or ktodd@westfield.in.gov.